

PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC
THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

1 Name <u>Robert L. Smith and Connie J. Smith, husband and wife</u>	2 Name <u>Crown Farm Outback, LLC a Delaware Limited Liability Company</u>			
Mailing Address <u>94 Walkley Road</u>	Mailing Address <u>1350 Avenue of the Americas, Ste 3000</u>			
City/State/Zip <u>Burbank, WA 99323</u>	City/State/Zip <u>New York, NY 10019</u>			
Phone No. (including area code)	Phone No. (including area code)			
3 Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee				
Name _____		List all real and personal property tax parcel account numbers - check box if personal property		List assessed value(s)
Mailing Address _____		<input checked="" type="checkbox"/> 31-08-18-51-0082; 32-09-34-11-0001✓ <input type="checkbox"/> 32-09-26-41-0003; 32-09-33-11-0001✓ <input type="checkbox"/> 32-09-35-00-0001; 32-08-02-21-0005; -0006 ✓ <input type="checkbox"/> 32-08-02-11-0007; 32-08-02-12-0008 ✓		
SELLER GRANTOR				
Phone No. (including area code) _____				

4 Street address of property: 1698 Quincy Rd, Burbank, WA 99323

This property is located in Walla Walla County

Check box if any of the listed parcels are being segregated from a larger parcel.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

SEE ATTACHED EXHIBIT "A"

5 Select Land Use Code(s):

83
enter any additional codes: _____

(See back of last page for instructions)

Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES NO

Is this property receiving special valuation as historical property per chapter 84.26 RCW?

If any answers are yes, complete as instructed below.

(1) **NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)**
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land does not qualify for continuance.
Connie J. Smith 11/30/16
DEPUTY ASSESSOR DATE

If any answers are yes, complete as instructed below.

(2) **NOTICE OF COMPLIANCE (HISTORIC PROPERTY)**
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE

X Frank J. Walter III Frank J. Walter III
PRINT NAME
Frank J. Walter III, Sr Mng Director

6 List all personal property (tangible and intangible) included in selling price.

All above ground irrigation equipment, including wheel lines, center pivots, motors, pumps, electrical panels, excluding spare parts.

7 If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) _____

Reason for exemption _____

Type of Document Statutory Warranty Deed
Date of Document November 30, 2016
Gross Selling Price \$ 21,350,000.00
*Personal Property (deduct) \$ 500,000.00
Exemption Claimed (deduct) \$ 20,850,000.00
Taxable Selling Price \$ 20,850,000.00
Excise Tax : State \$ 266,880.00
Local \$ 52,125.00
State _____
*Delinquent Interest: \$ _____

Local \$ _____
*Delinquent Penalty \$ _____
Subtotal \$ 319,005.00
*State Technology Fee \$ 5.00
*Affidavit Processing Fee \$ _____
Total Due \$ 319,010.00

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX

*SEE INSTRUCTIONS

8 **I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.**

Signature of
Grantor or Grantor's Agent Robert L. Smith or Connie J. Smith
Name (print) Robert L. Smith or Connie J. Smith
Name (print) Frank J. Walter III, Senior Managing Director

Date & city of signing: November 30, 2016 Walla Walla
THIS SPACE - TREASURER'S USE ONLY

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

COUNTY TREASURER

Tangible personal property:

All above ground irrigation equipment, including wheel lines, center pivots, motors, pumps, electrical panels, excluding any spare parts

Intangible personal property:

Trademark/Tradenames "Outback Farms" and "Outback Farm"

Land Use Agreement with Bonneville Power Administration

Utility Permit with Washington State Dept. of Transportation

Irrigation Pipeline and Wireline Crossing Agreement with Union Pacific Railroad Co.

Hydraulic Project Approval from Washington State Dept. of Fish and Wildlife

Franchise No. 421 with Walla Walla County

Also, any other agreements, permits, approvals, or rights that are associated with the operation or maintenance of the real property.

EXHIBIT "A"

PARCEL B 32-09-33-11-0001
Lot 2 of that certain short plat filed in Book 5 of Short Plats at Page 43, filed under Auditor's File No 2012-03788, records of Walla Walla County, State of Washington.
Situate in the County of Walla Walla, State of Washington

PARCEL C: 32-08-02-12-0008, 32-08-02-21-0005

Lots 3 and 4 and the Southwest Quarter of the Northwest Quarter of Section 2, Township 8 North, Range 32 East of the Willamette Meridian.

EXCEPTING THEREFROM beginning at the Southeast corner of Government Lot 3, Section 2, Township 8 North, Range 32 East of the Willamette Meridian; thence Westerly along the South line of said Lot 3, 1,030 feet, more or less, to the intersection of said South line with the centerline of the private road there; thence Northeasterly along the centerline of said private road, 1,270 feet, more or less, to the intersection of said private road with the East line of said Lot 3; thence Southerly, 700 feet, more or less, along said East line to **THE POINT OF BEGINNING**.

ALSO EXCEPTING THEREFROM the right of way of the Burlington Northern, Inc. formerly Northern Pacific Railway Company.

TOGETHER WITH beginning at the Northeast corner of Section 2, Township 8 North, Range 32 East of the Willamette Meridian; thence Southerly, 60 feet, more or less, along the East section line of said Section 2 to the intersection of said East section line with the centerline, of the private road there; thence Westerly along the centerline of said private road, 1,950 feet, more or less; thence Southwesterly along said private road, 925 feet, more or less, to the intersection of said road with the North South Quarter section line of said Section 2; thence Northerly along said Quarter section line, 630 feet, more or less, to the intersection of said Quarter section line with the North section line of said Section 2; thence Easterly along said North section line, 2,680 feet, more or less, to **THE POINT OF BEGINNING**.

PARCEL C1 32-08-02-21-0006

Beginning at the Southeast corner of Government Lot 3, Section 2, Township 8 North, Range 32 East of the Willamette Meridian; thence Westerly along the South line of said Lot 3, 1,030 feet, more or less, to the intersection of said South line with the centerline of the private road there; thence Northeasterly along the centerline of said private road, 1,270 feet, more or less, to the intersection of said private road with the East line of said Lot 3; thence Southerly, 700 feet, more or less, along said East line to **THE POINT OF BEGINNING**.

PARCEL E 32-09-34-11-0001

All of Section 34, in Township 9 North, Range 32 East of the Willamette Meridian, excepting therefrom the following described tract:
Beginning at the Northeast corner of Section 34 in Township 9 North, Range 32 East of the Willamette Meridian; thence South 88°50'26" West along the North line of said section, 1,093.38 feet to **THE TRUE POINT OF BEGINNING**; thence continuing South 88°50'26" West along said Section line 1,512.00 feet; thence South 01°09'44" East 800.00 feet; thence North 88°50'16" East 834.76 feet to a point on the arc of a circle the center of which bears South 76°22'02" East 1,101.10 feet; thence Northeasterly along said arc 1,049.45 feet through a central angle of 54°36'29" to a point; thence North 01°09'44" West 50.38 feet to **THE TRUE POINT OF BEGINNING**.
Also Excepting Public Roads

Situated in Walla Walla County, State of Washington.

PARCEL F 32-09-35-00-0001

All of Section 35 in Township 9 North, Range 32 East of the Willamette Meridian.
EXCEPTING THEREFROM the right of way of the Burlington Northern, Inc. formerly Northern Pacific Railway Company over and across said Section 35.

PARCEL G: 32-08-02-11-0007

The Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 2 in Township 8 North, Range 32 East of the Willamette Meridian;

EXCEPTING THEREFROM the following described Tract to-wit:

Beginning at the Northeast corner of Section 2, Township 8 North, Range 32 East of the Willamette Meridian; thence Southerly, 60 feet, more or less, along the East Section line of said Section 2 to the intersection of said East Section line with the centerline of the private road there; thence Westerly along the centerline of said private road, 1,950 feet, more or less; thence Southwesterly along said private road 925 feet, more or less, to the intersection of said Road with the North South Quarter Section line of said Section 2; thence Northerly along said Quarter Section line, 630 feet, more or less, to the intersection of said Quarter Section line with the North Section line of said Section 2; thence Easterly along said North Section line, 2,680 feet, more or less, to **THE POINT OF BEGINNING**.

Situated in Walla Walla County, State of Washington.

The Southeast Quarter of Section 26, Township 9 North, Range 32 East of the Willamette Meridian.

Situated in the County of Walla Walla, State of Washington.

PARCEL I 31-08-18-51-0082

That portion of Farm Unit 36, First Revision of Irrigation Block 3, Columbia Basin Project, Washington, according to the Farm Unit Plat thereof of record in the Office of the Auditor of said County of Walla Walla in Volume F of Plats at Page 31, described as follows:

Beginning at the Northeasterly corner of said Farm Unit; thence North 44°59' West, along the Northeasterly boundary of said Farm Unit also being the center line of Highways 395 and 12, a distance of 698.9 feet; thence South 45°01' West, a distance of 75.0 feet to a point on the Southwesterly right of way line of said Highway, said point being THE TRUE POINT OF BEGINNING; thence continuing South 45°01' West, a distance of 1,246.5 feet; thence North 44°59' West, a distance of 636.8 feet; thence North 45°01' East, a distance of 1,246.5 feet to a point on said right of way; thence South 44°59' East, along the said right of way line, a distance of 636.8 feet to THE TRUE POINT OF BEGINNING.

Excepting therefrom all that portion of the above described tract deeded to the State of Washington under Auditor's File No 2004-12088

TOGETHER WITH and subject to an easement for ingress and egress, and related rights, in common with others over and across a strip of land 20 feet in width, the Northeasterly and Northwesterly boundary line of which is described as follow:

Beginning at the Northeasterly corner of said Farm Unit 36; thence South 45°01' West, 75 feet to THE POINT OF BEGINNING of said line; thence North 44°59' West, 1,335.7 feet; thence South 45°01' West, 160 feet to the terminus of said line.

ALSO, TOGETHER WITH and subject to an easement for irrigation and utilities, and related rights, in common with others, over and across a strip of land 15 feet in width, the Southwesterly boundary line of which is described as follows:

Beginning at the Northeasterly corner of said Farm Unit 36; thence South 45°01' West, 1,321.5 feet to THE POINT OF BEGINNING of said line; thence North 44°59' West, 1,335.7 feet to the terminus of said line.

Situated in Walla Walla County, State of Washington.